

Dayton Planning Board
April 19, 2016

Members Present: Rand Clark, Bruce Reynolds, Dan Plourde, Darren Adams

Town Employees Present: Jim Roberts (CEO), Linda Bristol (Secretary)

Public Present: Bob Libby, BH2M, representing Mezoian Development LLC, Derrick and Laurie Vezina

Administrative:

Meeting Minutes from the April 5, 2016, meeting were read. Dan Plourde made a motion to accept the minutes. Darren Adams seconded the Motion. All voted in favor.

Old Business:

Bob Libby spoke and went over the plans for a three-lot subdivision at the intersection of Bickford and Hollis roads.

Rand asked if there were any questions from the Board.

Dan said that last time he asked questions about Bickford Road because a portion of it appeared to be on the land to be developed.

Bob stated that plan had been drawn up before the surveying was done. He stated that Bickford Road goes over what was previously the Tracey property and there is an easement over the road. There is a three-rod right-of-way. The three lots will only go up to the edge of it. They will not be on Bickford Road.

Dan asked if new pins are being set.

Bob said the pins will not be set until the permit is approved.

Rand asked where the driveway cuts will be.

Bob stated that Lots 1 and 2 will exit onto Bickford Road and Lot 3 onto Hollis Road.

When asked about the wells, Bob said that they cannot be within 100 feet of the septic. Others wouldn't be accepted in the immediate area.

Rand asked if the Board had any other questions. There were none so questions were put out to the public.

Derrick Vezina asked about the width of Bickford Road with Lots 1 and 2 exiting on the road. He said that when the Morrisises wanted a subdivision up further off the road, that they were told they would be responsible for widening the road.

Jim said that because this is a minor subdivision this cannot be required. With only two lots exiting on Bickford Road it will not create a burden on the road.

Derrick asked if this is a minor subdivision, is there potential for a full subdivision.

Bob said he did not think so because they are only developing three lots at this time. Their client has a Purchase and Sale Agreement for three lots.

Dan stated that the wet area part is part of Lot 1, but the building envelope is not encroaching on it.

Bob confirmed this.

Derrick asked where the Pond is on the map. Bob pointed out the stream and pond and wetlands on the drawing.

Derrick asked about the orange paint on the road and if it was for the property line.

Bob said the orange paint in the road is for the survey. It has nothing to do with property lines.

Dan said that originally the property encompassed Bickford Road on the sketch plan.

Bob said the sketch plan was done before the survey. They are only going to the edge of the right of way.

Dan asked if this plan was more accurate.

Bob said that it is definitely more accurate.

Laurie Vezina said their questions were mostly about where the entrances will be.

Dan noted that for the previous subdivision application that it was not Bickford Road that needed to be widened. Wilderness Drive, which is a private road, needed to be widened.

Jim noted that there is a difference between a private and public road.

Dan said the Board had said that Bickford Road does not conform.

Derrick said the concern is about the width of Bickford Road getting emergency vehicles through. It is not up to code as far as width.

Dan said because it is a town road it can't be changed.

Laurie asked if the top part of the land is still for sale and Bob said he did not know what they are doing with it.

Rand said if there are no more questions, the Public Hearing will be closed. The Board will now go through the checklist.

After going through the checklist, Rand stated that it looks very complete to him. It is a very thorough package.

Dan made a motion to approve the minor subdivision. Darren seconded the motion. All voted in favor.

Jim asked Bob for three copies of the plans.

Bob will bring back three copies after recording and having it stamped with the book and page.

Rand thanked Bob for the completeness and said it was very thorough.

Bob thanked the Board for hearing them.

New Business:

None discussed.

Other Business:

Rand Clark resigned as Chairman and from the Board effective immediately. Bruce nominated Dan as Chairman and Darren seconded. All voted in favor.

A motion to adjourn was made by Darren. Rand seconded the motion. All voted in favor. The meeting adjourned at 7:45 PM.

The next meeting will be on May 3, 2016, at 6:30 PM at the Dayton Town Office.

Linda Bristol Date: 4/19/16

Linda Bristol, Secretary

Dan Plourde Date: 4/19/16

Dan Plourde, Chairman

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor
THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE
PARAPHRASED FOR CLARITY.